

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R38911

Property Information

property address: 406 E VILLA MARIA

legal description: RESTWOOD #1, BLOCK 2, LOT C & PT OF B

owner name/address: CTWP

Attn: HAYDAY, IN
3730 FRANKLIN AVE
WACO, TX 76710-7330

full business name:

land use category: Vacant

type of business:

current zoning: C2

occupancy status: Vacant

lot area (square feet): 10,604

frontage along Texas Avenue (feet): n/a

lot depth (feet): 110.5

sq. footage of building: 2,001

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

lw: 75.4

Improvements

of buildings: 0 building height (feet): # of stories:

type of buildings (specify):

building/site condition: 0

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1951

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☒ dilapidated ☐ abandoned ☐ in-use

of signs: 1 type/material of sign: metal

overall condition (specify): poor (no signs... only poll)

removal of any dilapidated signs suggested? ☒ yes ☐ no (specify) only the poll is still

here (yes/no)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no

of available off-street spaces: 10

lot type: ☐ asphalt ☐ concrete ☒ other dirt

space sizes:

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: poor

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue NA

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

this property is parking for lot R38910